



06

Opportunities

Two types of projects are proposed to deliver on the Guiding Directions.

- Place-specific upgrade projects that aim to make physical improvements to particular parts of the precinct. Place-specific projects are identified either as **priority projects**, or **longer term project ideas**, reflecting priorities and issues out of the consultation and stakeholder engagement process.
- Precinct-wide overlay projects that address particular issues throughout the entire study area.

A Preliminary Implementation Plan has been developed to outline priorities and timeframes for project delivery. The priorities have been informed by community and stakeholder consultation, project cost estimates, land ownership and governance constraints and submissions received to the draft Plan. A summary of the preliminary implementation timeframes is provided on the following page.

Project opportunity	Timeframe
Martin Place short term upgrade works (public seating, commence tree planting and landscaping, commence paving infill, temporary seating program, kiosk strategy, outdoor dining, events guidelines)	Completed or underway (as at 2022 update)
Martin Place metro upgrade works (relocation of station and underground retail entries, Block 3 steps and topography works)	
Alfred Street upgrade, including Scout Place	
Loftus Street and Reiby Place upgrade	
Farrer Place upgrade	
Martin Place medium term upgrade works (lighting upgrade, paving infill, Block 2 fountain renewal, steps and topography works and tree planting)	Medium term (2-5 years) Priority projects (as at 2022 update)
George Street north pedestrianisation	
Hunter Street pedestrianisation & upgrade	
Spring Street pedestrianisation	
Loftus Street south pedestrianisation	
Richard Johnson Square upgrade	
Bent Street upgrade	
Gresham Street upgrade	
Alfred Street (north of Customs House) upgrade	
Macquarie Place Park upgrade	
Martin Place long term upgrade works (remaining Block 4 works, completion of tree planting)	Long term (5+ years) Longer term projects (as at 2022 update)
Customs House Square	
Jessie Street Gardens (completion of the water square)	
Circular Quay -The Water Square	
Pitt Street mall extension north	
Young and Phillip Street upgrades	

6.1 Place-specific upgrade projects

Place-specific upgrade projects focus on discrete areas within the precinct, and can be implemented independently of other projects. Projects have been preliminarily identified as either short, medium or long term projects, based on community and stakeholder consultation, ease of delivery, strategic potential, Council control and preliminary cost estimates. The intention is that these priorities will be reviewed following the public exhibition of this Plan, and will result in a project Implementation Plan.

The intention is that many of these projects may be undertaken by private development as part of public domain development conditions, or through Voluntary Planning Agreements.

Council has engaged consultants to test and develop these priority projects, in consultation with government, stakeholders and the community.

Gehl Architects have developed the '*Martin Place Urban Design Study*' providing detail Martin Place short, medium and long term projects. This can be found at **Appendix A** to this plan.

HASELL have developed concept designs for the northern streetscapes in their '*City North Streetscapes and Spaces Study*'. This can be found at **Appendix B** to this plan.

GALLAGHER STUDIO have developed a strategy for the Hunter Street precinct. This can be found at **Appendix C** to the 2022 updated plan.

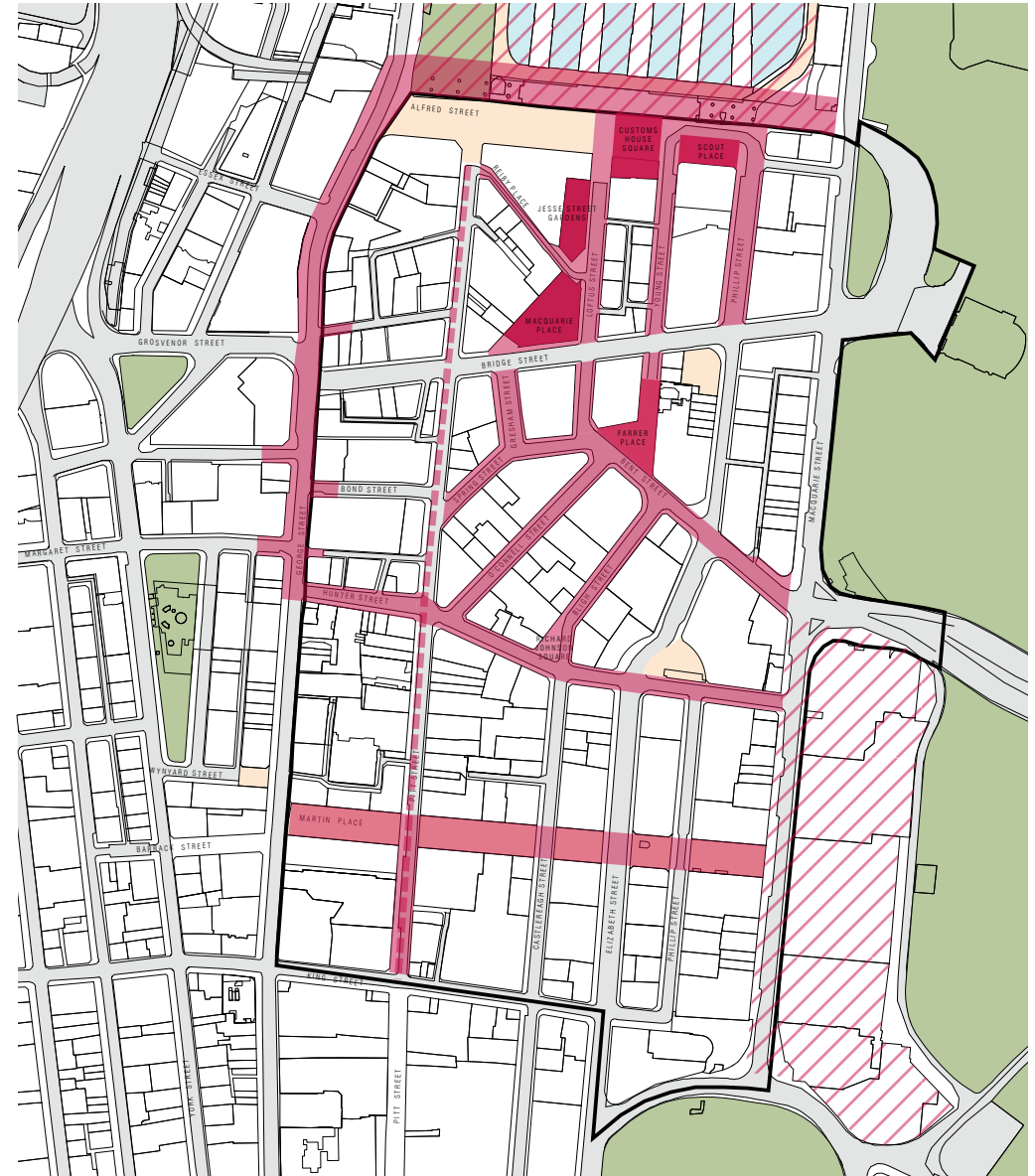
The key project opportunities of each of these studies have been captured within this Plan, however detailed analysis, testing and recommendations are contained within the body of each Appendix report. The studies have informed the principles underpinning this plan, and for each space. Concept designs shown in this Plan are subject to change in design development.

~~Short term projects (1-2 years)~~ Priority projects

These projects address current issues such as changes to traffic and transport arrangements resulting from **new light rail stations**, changes to streetscapes resulting from private development, pedestrian safety, park wear and tear, and allow Council to provide timely input to State Government and private development projects in the area. Development of the short term projects can be commenced within 2 years, and include projects to be delivered by the City and others.

Longer term projects

Longer term projects generally require additional exploration due to their complexity, heritage status, land ownership or contractual/leasing arrangements, or interface with medium term stakeholder or government projects. Some of these project ideas require additional exploration and consultation to test their feasibility and scope, due to coordination required across multiple stakeholders and landowners. They are identified for future investigation but not developed in detail as part of this plan.



City North place specific upgrade projects

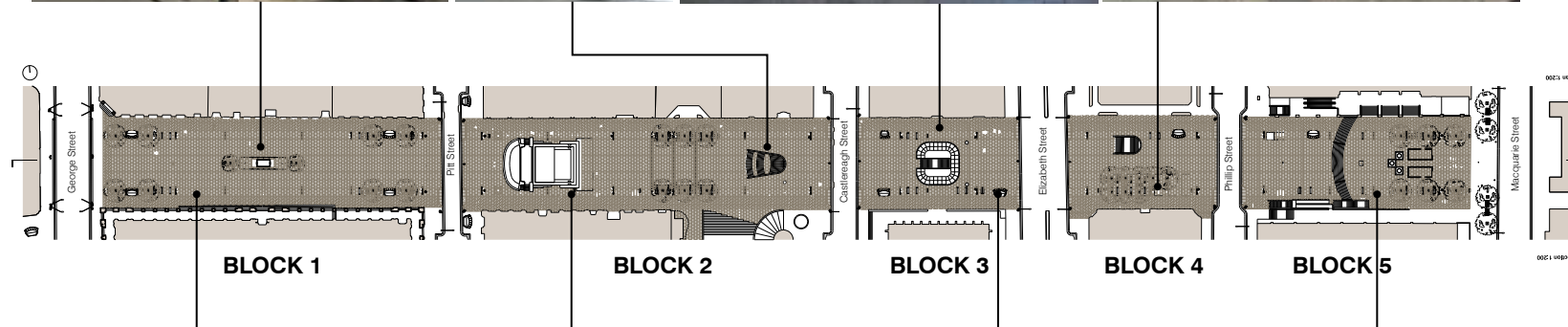
Martin Place

currently

Martin Place is arguably Sydney's most important urban plaza. It holds both civic and ceremonial significance as home to the GPO and the Cenotaph. It provides an important east west connection between George Street and Macquarie Street, and beyond to the Domain. It is one of the few urban spaces in Sydney able to host significant events. Many of the buildings lining Martin Place are the subject of current and planned upgrades, reinforcing the high architectural quality of the place. The public domain was last upgraded prior to the Sydney Olympics in 2000.

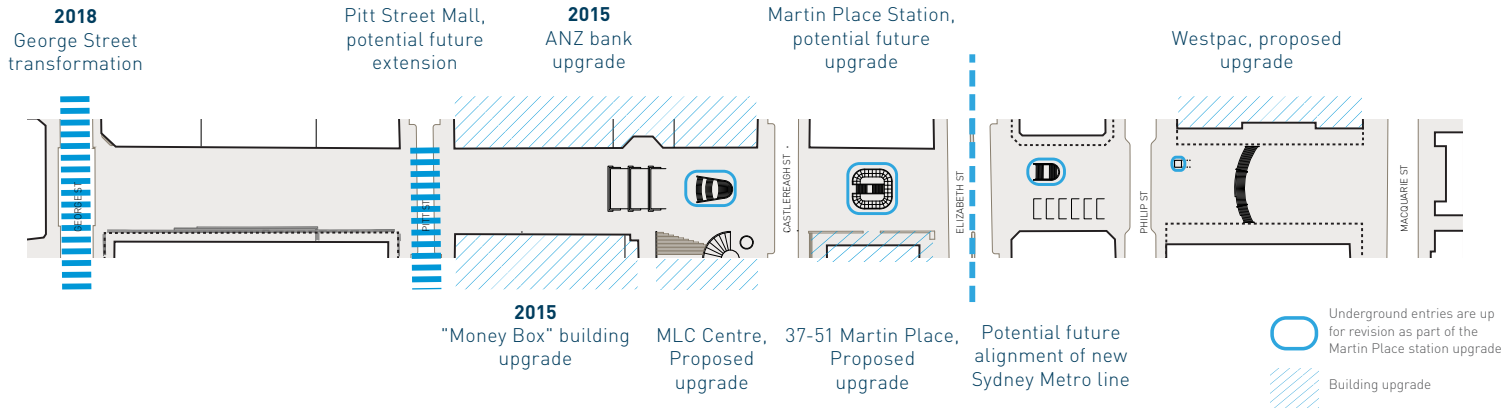
Issues

- long, narrow dimensions
- space physically divided by cross-streets and visually by the height of the fountain
- formal and mono-functional
- inadequate seating and landscape
- limited activation
- pedestrian pinch points generated by large fountain
- thoroughfare rather than destination
- cluttered, varied quality elements
- steep topography in some blocks
- many events of varying quality can dominate the space, amphitheatre no longer meets event needs



Martin Place existing plan and site photographs

Martin Place currently



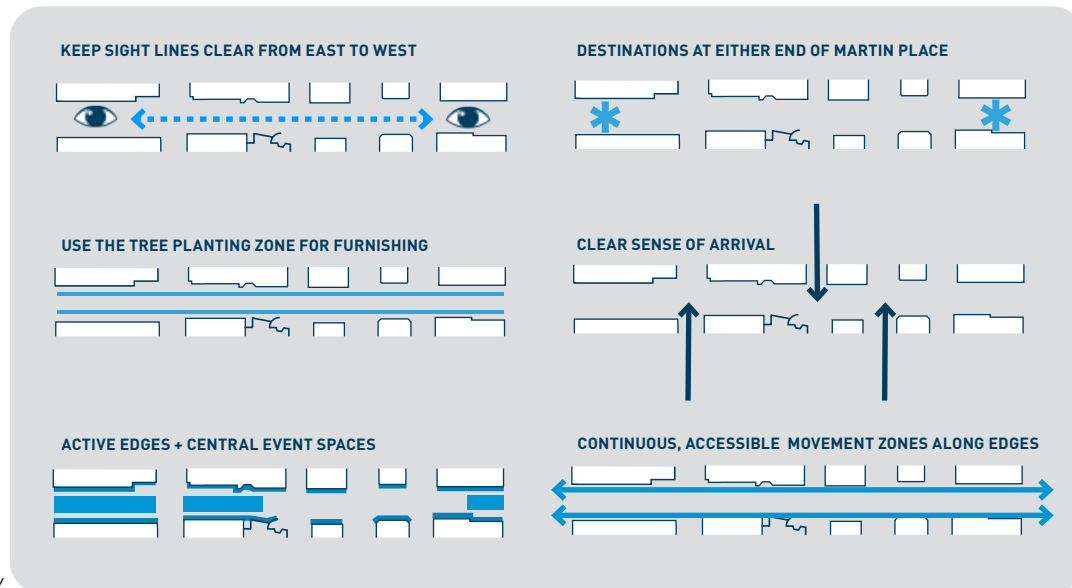
Planned changes affecting Martin Place (Gehl Architects, *Martin Place Urban Design Study* 2015)

Planned changes affecting Martin Place

- George Street transformation & light rail (2018). George Street will be closed to through-traffic adjacent to Martin Place.
- Sydney Metro (2024). A new metro rail station will be constructed underground at Martin Place, to interchange with the existing heavy rail station.
- Martin Place train station upgrade. In coordination with the metro project, the existing underground station will be upgraded in the future.
- Significant existing and future private development, as shown on the adjacent plan.

Vision for Martin Place

- a people place
- abundance of seating
- a great space for dining
- a quality event space
- beautiful lighting
- luscious green
- inspiring water and art
- great paving throughout

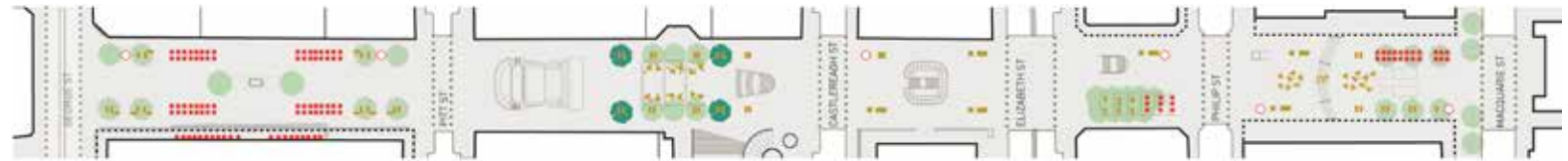


Guidelines for Martin Place (Gehl Architects, *Martin Place Urban Design Study* 2015)

Martin Place proposals - short term

Landscape

- introduce a coherent avenue of deciduous trees to soften the formal feeling of the space and provide shading in summer
- plant trees in the ground wherever possible. In blocks with underground infrastructure this may not be possible until redevelopment occurs. In the short-medium term, planters can be used to introduce soft landscaping to these blocks. Low level planting can be provided in planters where soil depth for a tree cannot be achieved.



Martin Place short term proposals (Gehl Architects, *Martin Place Urban Design Study 2015*)

	Existing tree		CoS Benches
	Proposed tree		Kiosk
	Outdoor dining		Flexible seating
			Planter seating



Preferred option: Trees in situ. Due to limited soil this is however hard to achieve with the current configuration of Martin Place. La Rambla, Barcelona, Spain



Alternative: Combination of seating and landscaping in planter box. Beethovenstraat, Amsterdam, Netherlands.



Alternative: Integrate landscaped elements as part of stairs or as stand alone elements, like e.g. Living Colour. *The Garden that climbs the stairs* by Balmori Associates, public stairs in Bilbao, Spain

Public seating

- provide a large number of benches, located within the tree planting zones to maximise useability of open areas
- provide flexible (moveable) seating in central areas, this can be removed for larger events
- provide seating integrated with planters (where trees cannot be planted in ground)

Landscape vision (Gehl Architects, *Martin Place Urban Design Study 2015*)



The Sydney public bench.

Public seating types (Gehl Architects, *Martin Place Urban Design Study 2015*)



Landscaped seating that takes up the topography and adds low level greenery to the space. Delft, Netherlands



Provision of flexible seating alternatives. Times Square, New York, USA.

Martin Place proposals - short term



Cane chairs with wooden tables and white umbrellas with wooden structure offer a coherent experience for the users. Copenhagen, Denmark

Outdoor dining precedents
(Gehl Architects, *Martin Place Urban Design Study 2015*)

Outdoor dining

- amend outdoor dining policy to allow outdoor dining where appropriate in Martin Place
- establish guidelines for quality, look and feel of outdoor dining



Unified paving to the entire crossing zone, which should be differentiated from pavement areas. Oxford Circus, London

The crossing zone is a mix of different types of pavers, but all of the same material and colour. Malmö, Sweden

Paving infill over crossings
(Gehl Architects, *Martin Place Urban Design Study 2015*)

Paving infill & crossings

- repair and clean existing paving as required
- investigate flush continuous paving across intersecting streets (for example using the a detail similar to streets crossing the George Street pedestrianised area)
- improve pedestrian priority at crossings by increasing crossing time and decreasing waiting time



POP UP KIOSKS _ TEMPORARY LEASES



Minimalistic bakery. San Francisco. US

Café structure. 2 Phillio Street. Svdnev

Café structure. 1 Blich Street. Svdnev

Open air library. Austria

Kiosk strategy

- reduce the number of kiosks and distribute them evenly throughout the space (as shown overpage)
- locate coffee/snack outlets in connection with moveable seating
- locate kiosks in line with trees to maintain clear central corridor
- investigate a new kiosk design to suit the siting and character
- refer to Appendix A for additional strategies

Kiosk precedent images
(Gehl Architects, *Martin Place Urban Design Study 2015*)
Adopted / December 2015 // Updated / October 2022 DRAFT

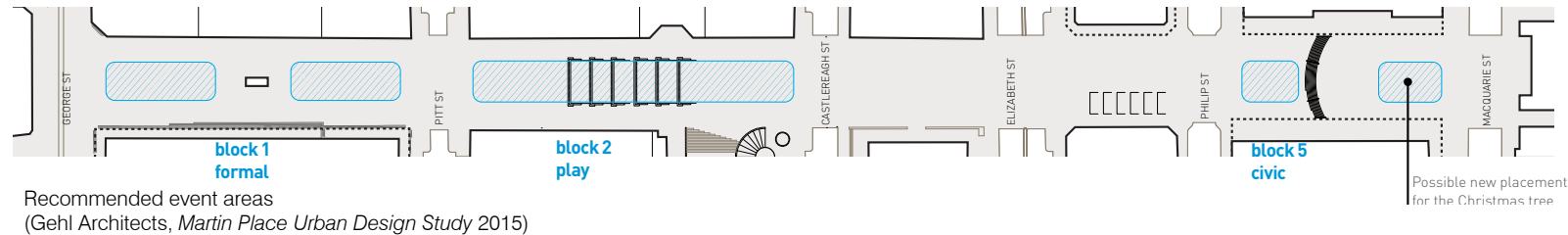
Martin Place proposals - short term

Events guidelines

Develop event guidelines for Martin Place to inform a City-wide events strategy. Ensure guidelines are in keeping with the following principles:

- Focus events in Blocks 1, 2 and 5, contained within the footprints indicated adjacent, and on detailed plans (refer to Appendix A)
- Ensure that all events provide a contribution to the cultural life of the City
- Ensure that events are consistent with the character of Martin Place and their specific location
- Encourage more curated events
- Offer events for a wide audience – ensure variety. Offer more events for children and younger audiences
- Ensure that event infrastructure is high quality, including barriers, signage, temporary structures etc.
- Minimise the visual impact of signage and branding
- Consider the acoustic impact of events on surrounding buildings and uses

Increase wayfinding and legibility to the Domain to encourage more and larger events there, reducing pressure on Martin Place.



Cultural events, and in particular, concerts and performances are one of the most preferred events. Jazz concert, Copenhagen



Invite all age groups



Evening events to activate the space after dark

Event precedent images
(Gehl Architects, *Martin Place Urban Design Study* 2015)

Martin Place proposals - short term



PROPOSED indicative view - looking southwest toward the GPO
(Doug & Wolf 2015)



PROPOSED indicative view - looking northwest toward 60 Martin Place
(Doug & Wolf 2015)



EXISTING view - looking southwest toward the GPO

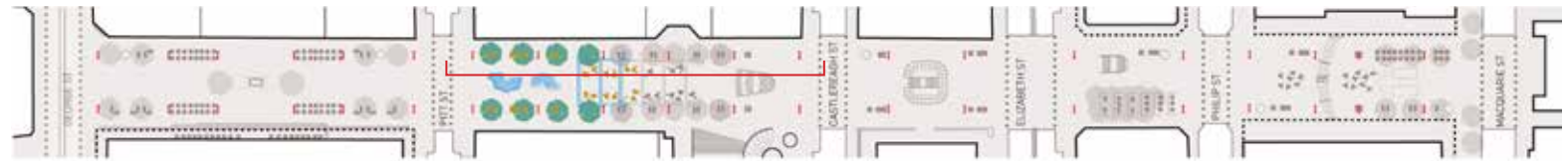


EXISTING view - looking northwest toward 60 Martin Place

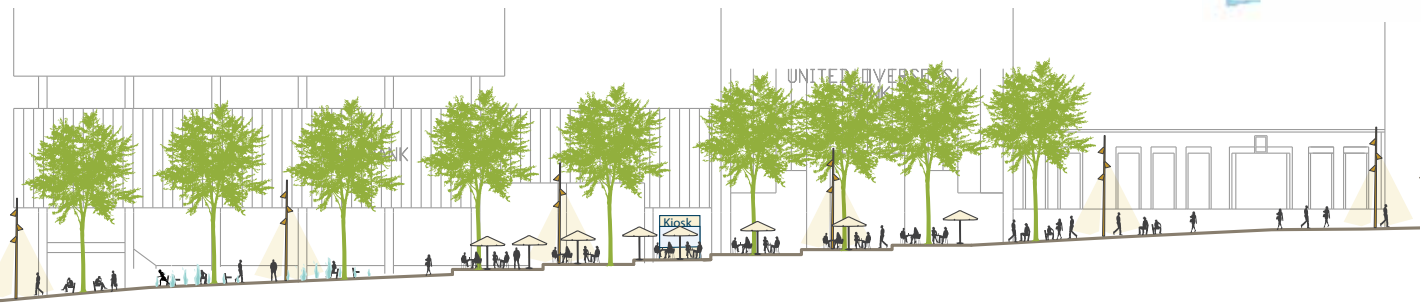
Martin Place proposals - mid term

Fountain renewal

- maintain the importance of water elements in Martin Place and review the design of the Lloyd Rees fountain
- introduce an interactive water feature that invites children to play
- provide a water feature that is flexible and does not create a barrier, and can be turned off to extend useable space during special events and gatherings



Martin Place medium term proposals
(Gehl Architects, *Martin Place Urban Design Study* 2015)



Proposed new water feature.

Steps and topography works

- remove amphitheatre in coordination with the revised fountain design, and extend paving and steps in Block 2
- introduce new terraced steps in blocks 3 and 4 in coordination after the removal of underground entries (long term)
- maximise even surfaces for events and seating/dining opportunities, providing maximum flexibility for the space



Create three more plateaus. Extension of the existing landscape - this will create secondary seating on the steps. The idea is also to increase the flat surface where events can take place or movable furniture can be placed.



When lit up at night, water jets create an ethereal atmosphere



Water jets as an interactive and playful element.

Martin Place proposals - mid term



PROPOSED indicative view - looking east from Pitt Street
(Doug & Wolf 2015)

Lighting

- upgrade lighting to celebrate the grand facades of the heritage buildings and support a perception of safety throughout Martin Place
- removal of banners in line with the recommendations of Martin Place Urban Design Study 2015, 'due to their visual dominance over the space'

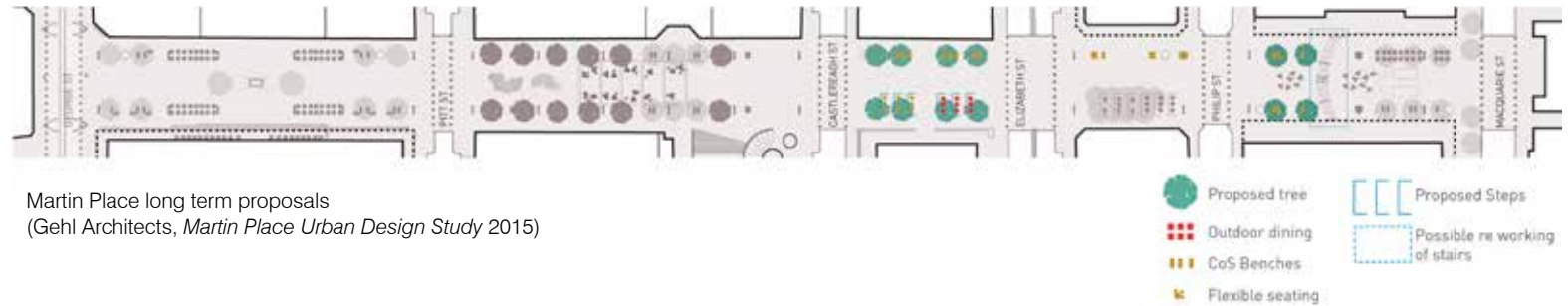


EXISTING view - looking east from Pitt Street

Martin Place proposals - long term

Relocation of entries to station and underground retail

- integrate all station entries within development to increase space for pedestrian use at surface level. Entry portals at surface within Martin Place to be minimised.
- provide access to existing underground retail via new station entries. Where not possible, staircases to underground retail should be minimised and no additional infrastructure added at surface level.
- provide input to the design of the Martin Place Metro station and revised train station, to increase soil areas for more trees, and increased activity at ground level.



Entry to Martin Place train station could be relocated to building frontages. Wynard Station, Sydney



The entry to the underground retail could be minimized or potentially relocated.

Martin Place proposals - long term



EXISTING view - looking northeast from Castlereagh Street

PROPOSED indicative view - looking northeast from Castlereagh Street
(Doug & Wolf 2015)